

City of Stayton

Planning and Development Department

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TO: Stayton Downtown Urban Renewal Agency Members
FROM: Dan Fleishman, Director of Planning and Development
SUBJECT: Possible expansion of Urban Renewal Plan Area to include Riverfront Park
DATE: June 29, 2009

ISSUE

The issue before the Agency is whether to expand the boundaries of the Urban Renewal Plan Area to include the City's Riverfront Park.

BACKGROUND

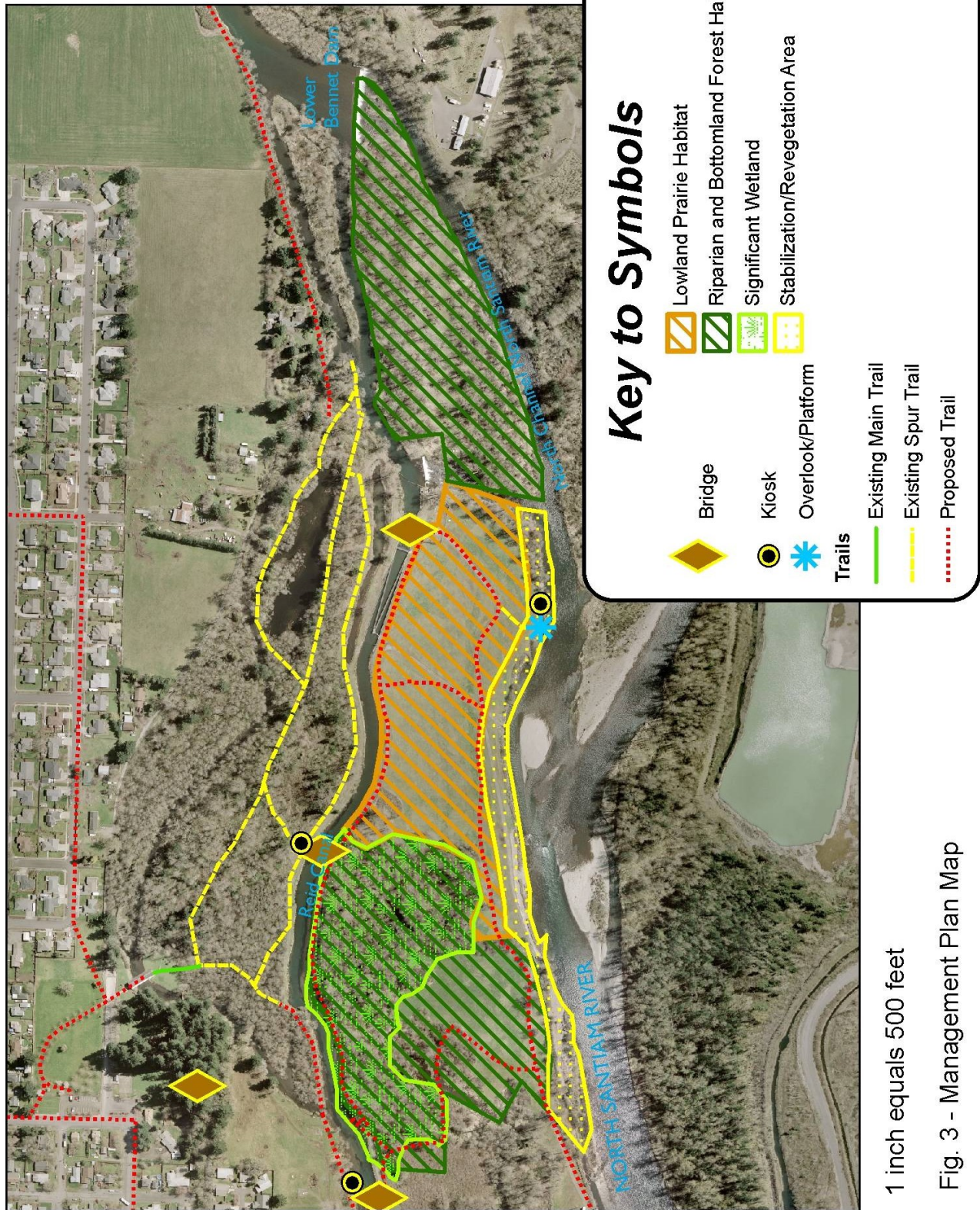
Riverfront Park is a 51-acre parcel along the North Santiam River purchased by the City in 2004. The City obtained Riverfront Park as part of complex transaction involving multiple parties and a variety of funding sources. As part of the transaction, a previous owner in title placed a Conservation Easement on the property that controls its use and management. In accepting the deed to the property in 2004, the City accepted the terms of the Easement.

Riverfront Park is designated as a natural open space area in Stayton's Park and Recreation Master Plan. Natural open space is defined in the Master Plan as undeveloped land primarily left in its natural environment with recreation uses as a secondary objective.

The Conservation Easement referred to above requires the production of a Management Plan for the Park. The City is currently negotiating the terms of that management plan with the holder of the Easement (Marion County) and the funder and agency with third-party enforcement authority of the Easement (the Oregon Watershed Enhancement Board). As these negotiations have progressed, there have been fewer improvements to the Park area called for in the management plan and more maintenance of undeveloped land left in its natural state.

The Public Works Department does not believe that funding contributed by the urban renewal agency will be a benefit to the development of the Park as called for in the draft management plan. The Department reports that grant funds from outside agencies should be adequate to accomplish the management plan.

I have included a map with this memorandum that illustrates the current draft management plan for the Park. This map has been excerpted from the most recent draft of the management plan.



Whereas the Park is currently city-owned and is projected to be for the life of the urban renewal plan, inclusion of the Park in the Plan Area would not have an impact on the calculus for the revenue for the Agency or the foregone by the other taxing jurisdictions. However, while the Advisory Committee did not have any discussion of whether to include Riverfront Park in the Plan Area, it did spend a bit time discussing whether any of Pioneer Park should be included. The Advisory Committee decided not to include Pioneer Park in the Plan Area because designating funds for parks improvements on the outskirts of the downtown area could dilute the revenue available for the other objectives of the Plan.

RECOMMENDATION

It is the recommendation from staff that the expansion of the Plan Area boundary is unnecessary and should not be pursued. Should a majority of the Agency members wish to proceed with a change, a resolution to do so is attached.

OPTIONS AND MOTIONS:

1. Modify the boundary of the Urban Renewal Plan area to include Riverfront Park and approve the Resolution as drafted.

Move to approve the Stayton Downtown Urban Renewal Agency approve Resolution UR-2, modifying the boundary of the Urban Renewal Plan area to include Riverfront Park.

2. Maintain the boundary of the Urban Renewal Plan area as is.

Move to not change the boundaries of the Urban Renewal plan.